148.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	686,400	/	686,400
USE VALUE:	686,400	/	686,400
ASSESSED:	686,400	/	686,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		FESSENDEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROJAS ADRIANA ARACELI
Owner 2:	VAN DER VEER MUNSELL ERIK
Owner 3:	
Street 1:	25 FESSENDEN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIAPPA CHRISTOFER -
Owner 2:	BLANCO KEILA N -
Street 1:	25 FESSENDEN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,972 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 2198 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3972.000	309,000		377,400	686,400
Total Card	0.091	309,000		377,400	686,400
Total Parcel	0.091	309,000		377,400	686,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.28 | /Parcel: 312.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97175
GIS Ref:
GIS Ref:
Insp Date: 02/11/20

!11547!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	450,300	0	3,972.	377,400	827,700	827,700	Year End Roll	12/18/2019
2019	101	FV	344,700	0	3,972.	377,400	722,100	722,100	Year End Roll	1/3/2019
2018	101	FV	344,700	0	3,972.	253,400	598,100	598,100	Year End Roll	12/20/2017
2017	101	FV	344,700	0	3,972.	242,600	587,300	587,300	Year End Roll	1/3/2017
2016	101	FV	344,700	0	3,972.	221,100	565,800	565,800	Year End	1/4/2016
2015	101	FV	330,900	0	3,972.	177,900	508,800	508,800	Year End Roll	12/11/2014
2014	101	FV	330,900	0	3,972.	159,100	490,000	490,000	Year End Roll	12/16/2013
2013	101	FV	330,900	0	3,972.	151,000	481,900	481,900		12/13/2012

PRINT

Date	Time
12/11/20	01:42:24

LAST REV

Date	Time
04/21/20	11:07:41
jorourke	
11547	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIAPPA CHRISTO	73943-291	1	1/3/2020		706,000	No	No		
RIFINO JAMES J	52042-118		1/2/2009		530,000	No	No		
BYRNE JOHN W	36306-348		9/4/2002		459,000	No	No		
VISELLI MARY	31686-120		8/4/2000		340,000	No	No		
	12128-534		12/17/1971		27,700	No	No		N

USER DEFINED

Prior Id # 1:	97175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2017	2023	Insulate	4,707	C				
7/19/2004	632	New Wind	1,254					3 REPL WNDWS
7/30/2001	512	Wood Dec	2,500	C				REPLACE EXISTING D
7/24/2000	572	Manual	12,000					REPL MAIN BEAM, 5-
9/11/1999	608	Redo Kit	20,000	C				WATER DAMAGED, NEW

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
2/11/2020	Inspected	PT	Paul T
7/16/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Meas/Inspect	372	PATRIOT
2/25/2005	External Ins	BR	B Rossignol
1/4/2003	MLS	MM	Mary M
12/4/2000	MLS	MM	Mary M
1/27/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3972		Sq. Ft.	Site		0	70.	1.36	11									377,411						377,400	

Total AC/HA: 0.09118 | Total SF/SM: 3972 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,411 | Spl Credit | Total: 377,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33951926
Const Adj.:	0.98990101
Adj $ / SQ:	165.749
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447830
Depreciation:	138827
Depreciated Total:	309003

COMMENTS

SALE PENDING 7/24.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

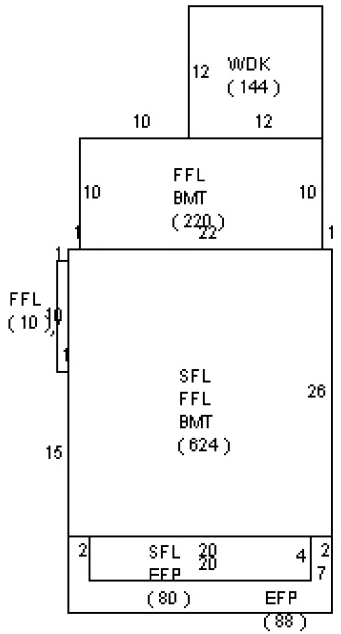
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.32
Special Features:	0	Val/Su Net:	115.34
Final Total:	309000	Val/Su SzAd	202.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	165.750	141,550
BMT	Basement	844	79.560	67,148
SFL	Second Floor	669	165.750	110,853
EFP	Enclos Porch	168	42.990	7,223
WDK	Deck	144	12.810	1,845

Net Sketched Area:	2,679			Total:	328,619
Size Ad	1522.7999	Gross Are	2714	FinArea	2198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	